

# The Grand Cheras

RESIDENCE

THE SIGN OF EXPERIENCE

FREEHOLD





\* Artist Impression



\* Artist Impression



# Discover Your Dream Home

Introducing a rare opportunity to own a freehold big land average of 35'x107' with a big build-up in a matured area that is surrounded by lifestyle amenities, high-ranking neighborhood with dual frontage. This individual lot is a rare gem that offers accessibility, convenience, and hassle-free upgrades.

The freehold status of this property means that you'll have full ownership and control of this exclusive land, providing you with the flexibility to design and build your dream home. With ample space and a big build-up, you'll have the freedom to create a home that suits your unique lifestyle and preferences.

As a commitment to sustainable living, this exclusive land is designed with green building features, including solar water heater, an Electric Vehicle (EV) charger point, and rainwater harvesting.

Our homes are designed to give you the lifestyle you deserve, whether you're looking for a starter home, a retirement retreat, or a family residence, we have the perfect property for you.



\* Artist Impression



\* Artist Impression

# Elevating Modern Living

Bandar Mahkota Cheras and Bandar Sungai Long are known for their low-density living, providing residents with a tranquil and peaceful environment. Despite the low density, both township offer easy access to major highways.

The Cheras-Kajang Expressway (CKE) and South Klang Valley Expressway (SKVE), are just a few of the major highways that provide direct access to these neighborhoods. Additionally, the upcoming Sungai Besi-Ulu Klang Expressway (SUKU) and East Klang Valley Expressway (EKVE) will further improve connectivity to these areas.

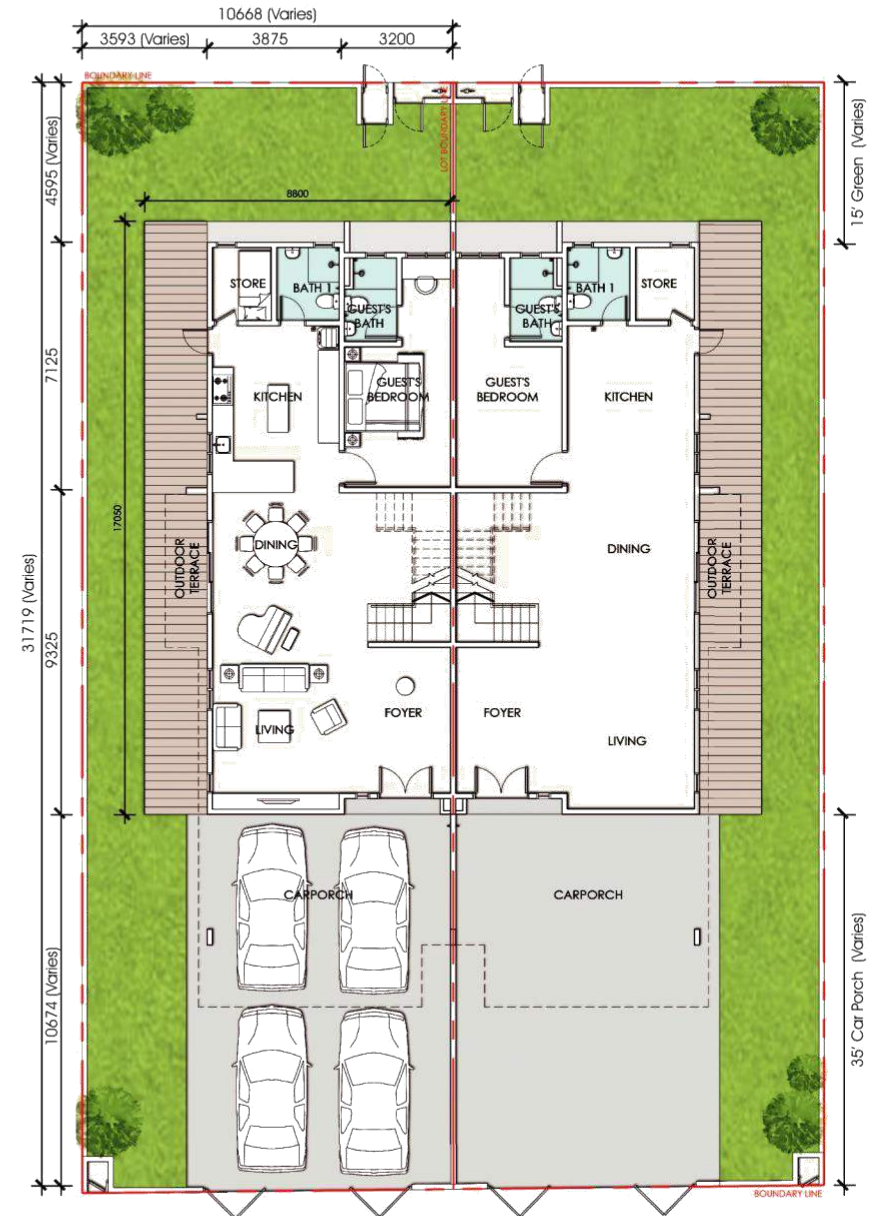




## Type A

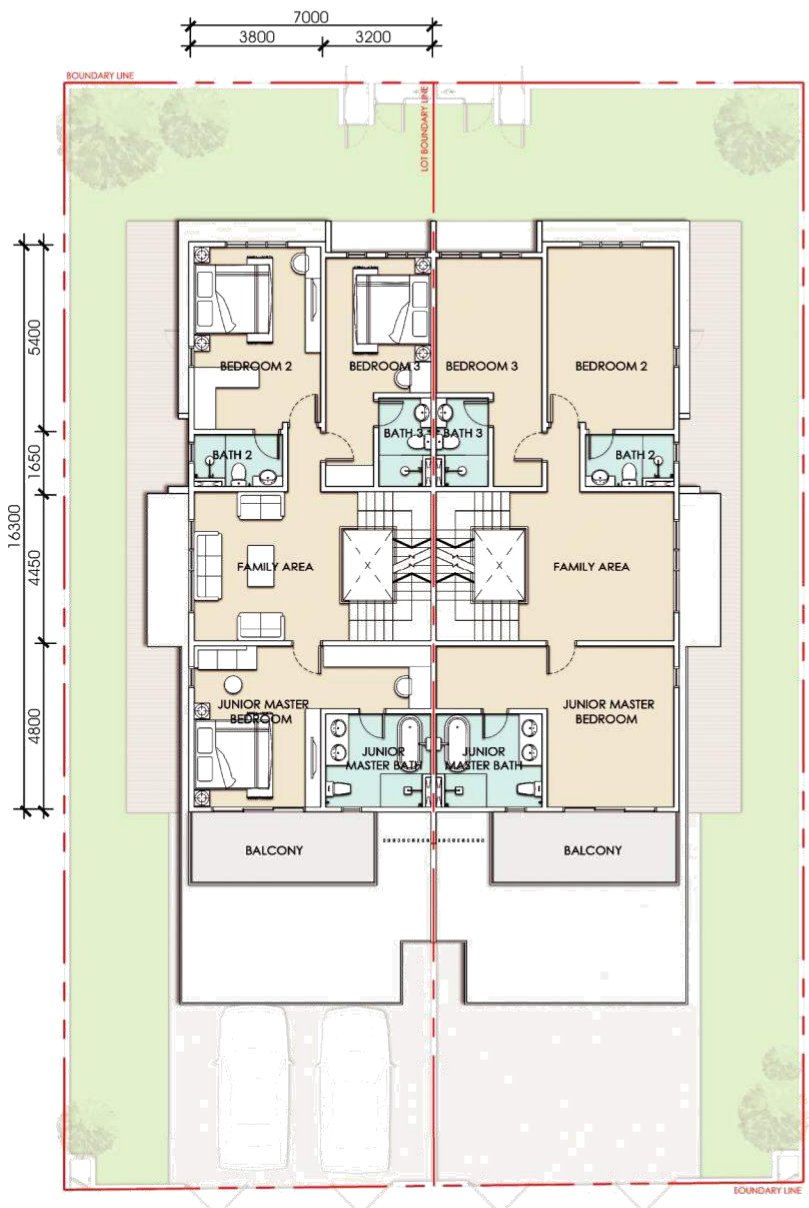
35' X 107'

Total Built-Up: 4403 sq ft

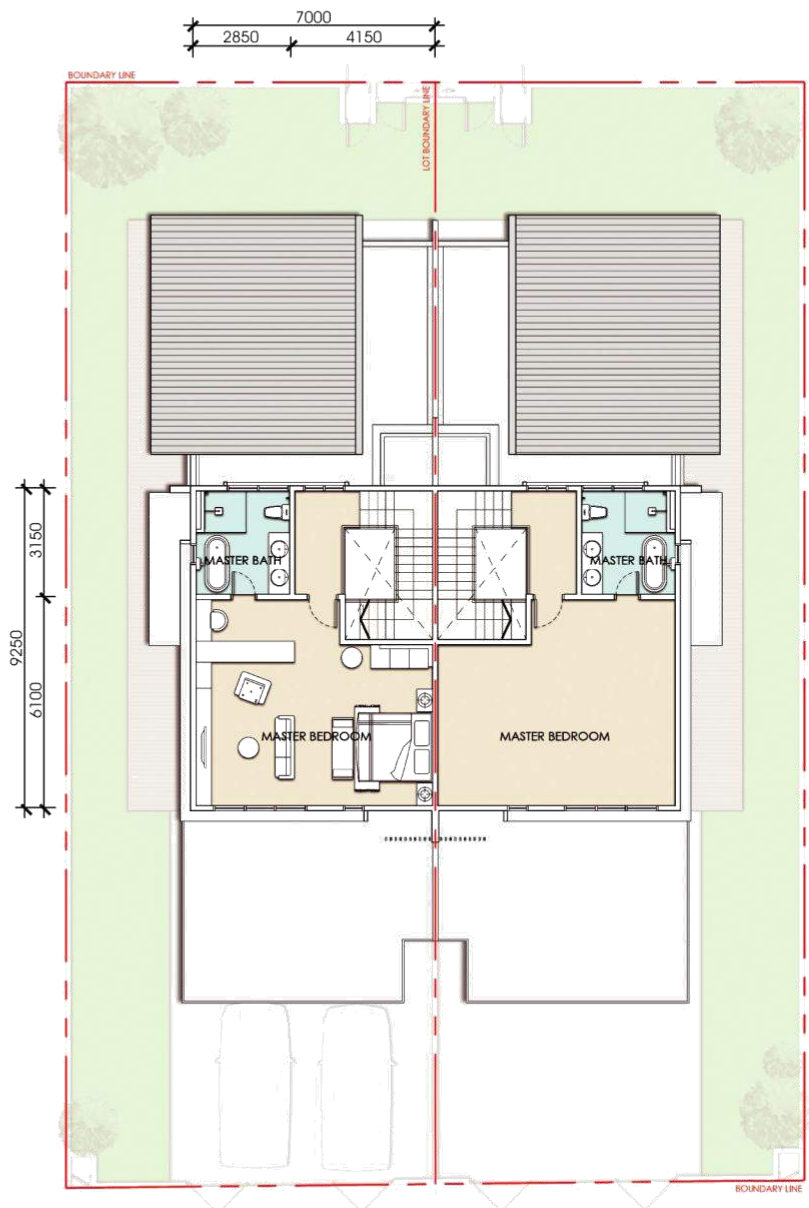


# A Space for Everyone

Experience the elevated concept of modern living with us and discover a lifestyle that combines luxury and convenience like never before. Contact us today to schedule a viewing and learn more about our exceptional properties.



First Floor



Second Floor

# Specifications

## Building Description

- (a) Structure : Reinforced Concrete Structure
- (b) Wall : Reinforced Concrete Wall or Brickwall
- (c) Roofing covering : Reinforced Concrete Roof or Metal Roofing
- (d) Roof framing : Reinforced Concrete Frame or Metal Frame
- (e) Ceiling : Paint  
: Plasterboard and paint (Where Applicable)
- (f) Windows : Aluminum Frame Glass Windows
- (g) Doors : All Area - Timber Flush Door  
: Balcony - Aluminium Frame Glass Sliding Door
- (h) Ironmongery : Quality Locksets
- (i) Wall Finishes : Bathroom - Tiles  
: Kitchen - Paint or Tiles (Where Applicable)  
: Others - Paint
- (j) Floor Finishes : All Area - Tiles  
: Yard - Tiles or Concrete Imprint  
: Car Porch - Concrete Imprint

## Building Description

- (k) Sanitary and Plumbing Fittings  
: Wares / Fittings - Quality Sanitary Wares
- (l) Electrical Installation
  - : Lighting Point : 42
  - : Fan Point : 8
  - : Switch Socket Outlet : 34
  - : A/C Point : 7
  - : SMATV Point : 1
  - : Data Network Point : 1
  - : Fibre Wall Socket : 1
  - : Autogate Power Point : 1
  - : Distribution Board : 1
- (m) Internal Telecommunication Trunking and Cabling  
: Fibre Cable Terminate at Fibre Wall Socket
- (n) Fencing : Reinforced Concrete or Brickwall or Railing
- (o) Turfing : Green Area

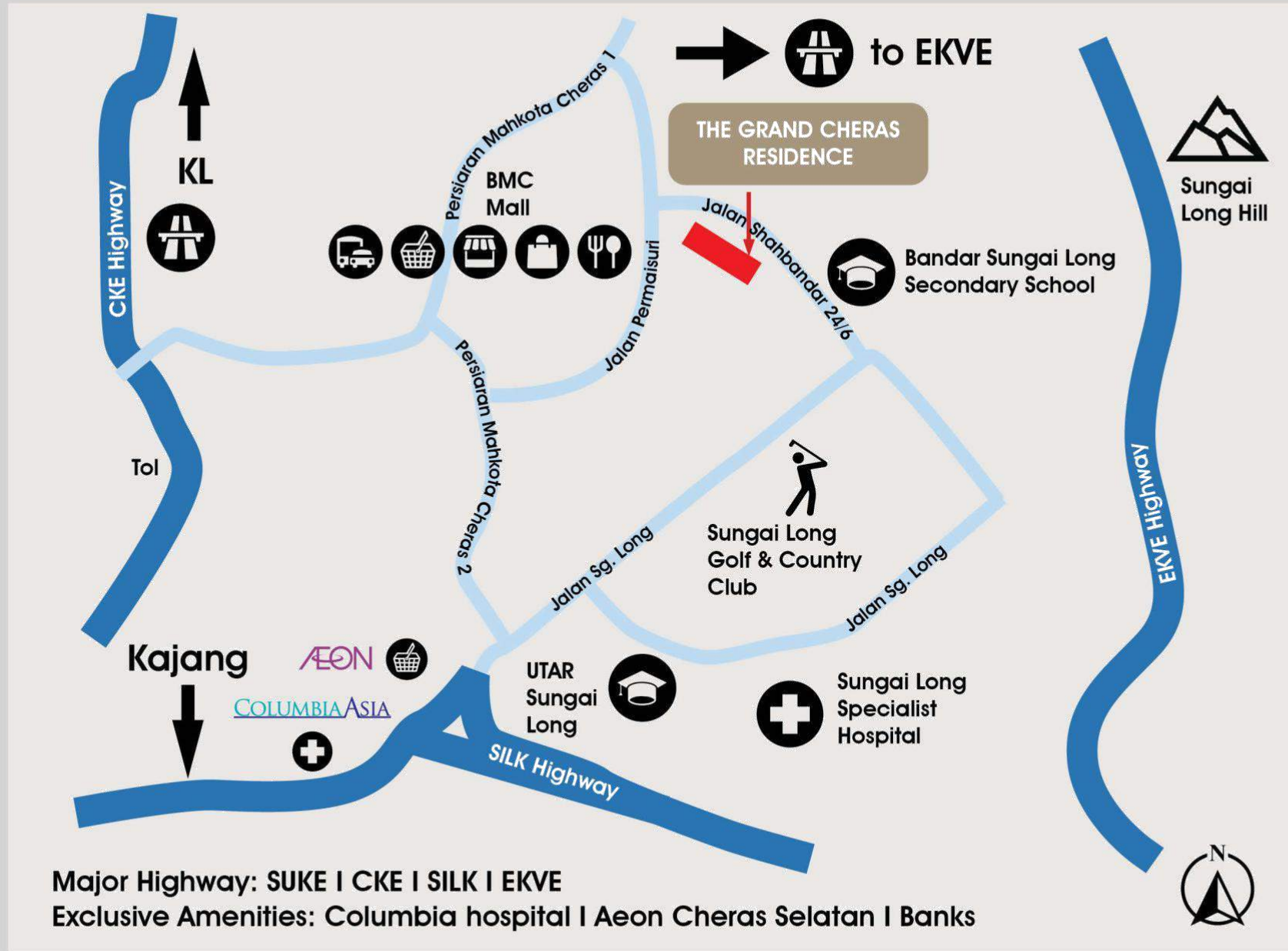
*Note: The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the items marked with an \* which may be deleted if not applicable.*

# Location & Amenities



WAZE: The Grand Cheras

GOOGLE MAP: The Grand Cheras (3.056225, 101.797001)



- SHOPPING**
  - BMC Mall
  - AEON Mall
- BANKS**
  - Public Bank
  - Hong Leong Bank
  - Ambank
  - RHB Bank
  - Maybank
  - Bank Simpanan Nasional
- MEDICAL CENTRE**
  - Columbia Asia
  - Sungai Long Specialist Hospital
- ACADEMIC CENTRE**
  - UTAR Sungai Long
  - SJK(C) Bandar Sungai Long
  - Bandar Sungai Long Secondary School
  - Sequoia International School
  - MAVERICK E.D.U
- LIFESTYLE**
  - Sungai Long Sunset Hill
  - Sungai Long Golf & Country Club
  - Sungai Long Hill 1 Waterfall
  - Sungai Long MTB Trails
  - Sports Arena Mahkota Cheras
- MAJOR ROADS & HIGHWAYS**
  - CKE
  - SUKE
  - SILK
  - EKVE

In addition to excellent connectivity, both Bandar Mahkota Cheras and Bandar Sungai Long are well-served by amenities such as schools, banks, supermarkets, and restaurants. The Mahkota Cheras Commercial Centre and Aeon Mahkota Cheras are just a few of the shopping destinations in the area.

Nama Pemajuan Perumahan : THE GRAND CHERAS RESIDENCE  
No. Lesen Pemaju : 30452/05-/0129(N)  
Tempoh Sah : 12/05/2023-11/05/2028  
No. Permit Iklan & Jualan : 30452-1/01/2026/0052(N)-(L)  
Tempoh Sah : 16/01/2024-15/01/2026  
Jenis Pegangan Tanah : Kekal  
Bebanan Tanah : Gadaian kepada CIMB Bank Berhad  
Jenis Pemajuan : Rumah Berkembar  
No.Kelulusan Pelan Bangunan : Bil(15)d/m.MPKj 6/P/7/2023  
Nama Pihak Berkuasa : Majlis Perbandaran Kajang

Tarikh Dijangka Siap : Disember 2025  
Bilangan Unit : 18  
Harga Minimum : RM 2,150,000.00  
Harga Maksimum : RM 3,480,000.00  
Sekatan Kepentingan : Tiada

GC MEWAH SDN. BHD. (1350546-H)  
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**IKLAN INI TELAH DILULUSKAN OLEH JABATAN  
PERUMAHAN NEGARA**